



AGENDA

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ May 23, 2013 at 7:00 pm

**Place 1 Michelle Stephenson
Place 2 Vacant
Place 3 Ronald Abruzzese – Vice Chair**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: May 9, 2013
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Public Hearing

5. Subdivision Case #12-CP-001: Hold a public hearing and consider action on the NWC Crystal Falls at 183A Concept Plan, for 5.876 acres more or less; WCAD Parcels #R351261, R395924, R472317, and R472206; generally located at the northwest corner of E Crystal Falls Parkway and 183A Toll Road, Leander, Williamson County Texas. Applicant/Agent: T. Walter Hoysa, P.E. (Longaro & Clarke) on behalf of 2951 Williams Drive, Ltd.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

6. Subdivision Case #13-PP-002: Hold a public hearing and consider action on the Villas at Vista Ridge Preliminary Plat for 18.732 acres more or less; WCAD Parcels #R031366 and R430360; located at the southwest corner of Vista Ridge Drive and South Bagdad Road, Leander, Williamson County Texas. Applicant/Agent: Geoff Guerrero (Carlson, Brigrance & Doering), on behalf of SDC West Brook Partners, LP

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

7. Subdivision Case 13-FP-007: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 2, Phase 3 Final Plat for 12.027 acres more or less; WCAD Parcel #R508214 and TCAD Parcel 819302; generally located to the southwest of the intersection of Crystal Falls Pkwy and Lakeline Boulevard; more specifically located to the north east of the intersection of Long Bow Drive and Traditions Court; Williamson and Travis Counties, Texas. Applicant/Agent: Samuel D. Kiger, P.E. on behalf of Taylor Morrison at Crystal Falls, LLC.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

8. Zoning Case 13-Z-005: Hold a public hearing and consider action on the rezoning of a parcel located at 208 S. Brushy St., for .2686 acres more or less; Parcels #R036124. Currently, the property is zoned SFU-2-B (Single-Family Urban). The property is proposed to be zoned PUD/TOD Planned Unit Development/Transit Oriented Development, Leander, Williamson County, Texas. Applicant: Michael A. Irene

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

9. Zoning Case 13-Z-011: Hold a public hearing and consider action on the rezoning of a parcel located at 205 Brushy St. for 0.355 acres more or less; Parcels #R036130. Currently, the property is zoned SFU-2-B (Single Family Urban). The property is proposed to be zoned PUD/TOD (Planned Unit Development/Transit Oriented Development), Leander, Williamson County, Texas. Applicant Holly Harris

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

10. Zoning Case 13-Z-008: Hold a public hearing and consider action on the rezoning of a parcel located at 350 Bagdad Rd. North for 0.941 acres more or less; Parcel #R031388. Currently, the property is zoned GC-3-C (General Commercial). The property is proposed to be zoned LI-5-C (Light Industrial) Leander, Williamson County, Texas. Applicant: Darren Quick on behalf of V & J Properties, LTD

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 17th day of May, 2013 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Jim Bechtol – Director of Development Services.